

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

December 16, 2008
Tuesday, 12:15 PM

ZONING COMMISSIONERS

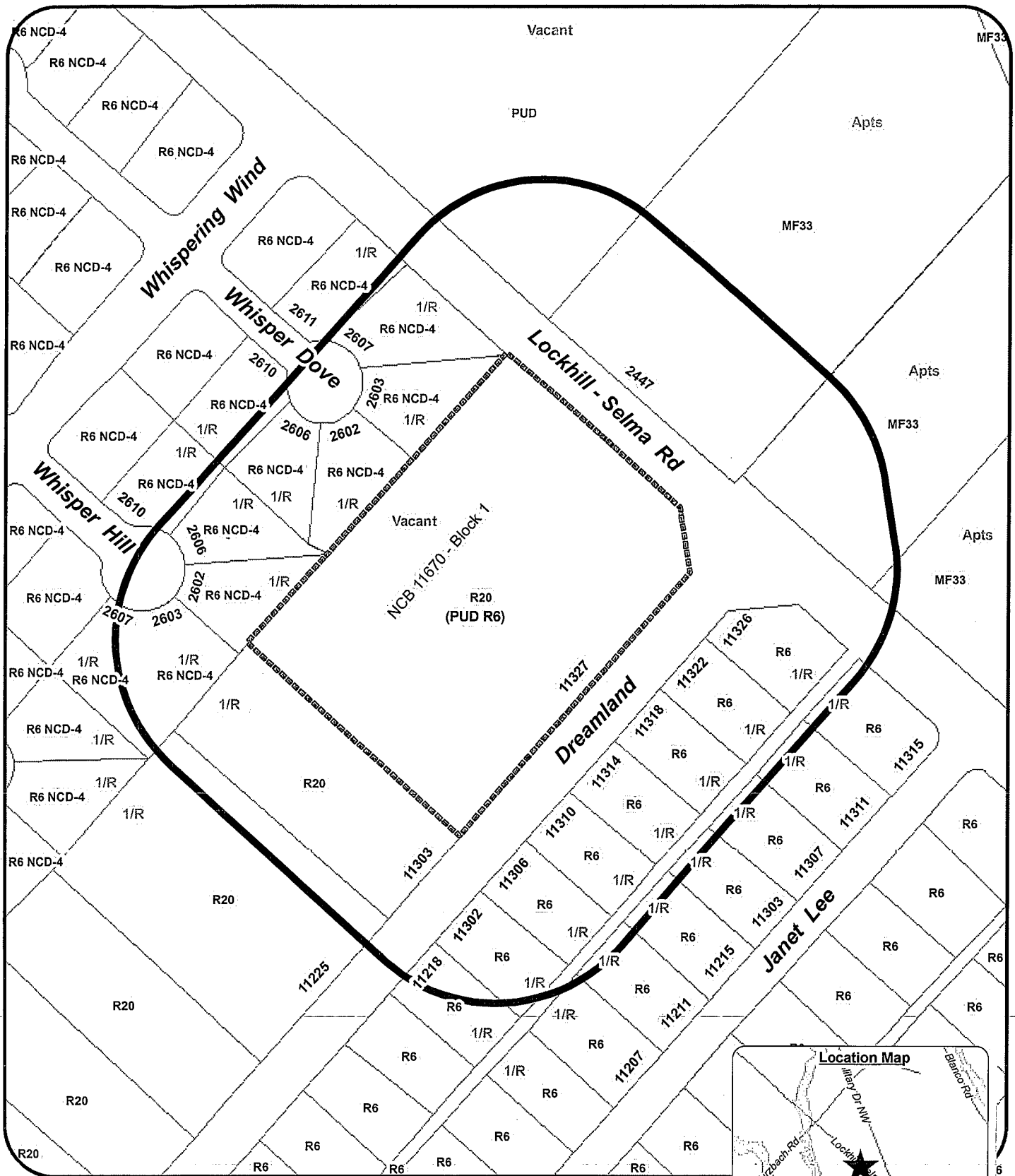
Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. **12:15 PM - Work Session discussion of a proposed Zoning Commission subcommittee, discussion of policies and administrative procedures plus briefing by Staff regarding zoning case recommendations and all other items for consideration on the agenda for December 16, 2008, in the Tobin Room, 1901 South Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 2, 2008 Minutes.
6. **ZONING CASE NUMBER Z2008193:** A request for a change in zoning from “R-20” Residential Single-Family District to “PUD R-6” Planned Unit Development Residential Single-Family District on Lots 1, 2, 3, and 4, Block 1, NCB 11670, 11327 Dreamland. (Council District 8)
7. **ZONING CASE NUMBER Z2008211:** A request for a change in zoning from “I-1 RIO-2” General Industrial River Improvement Overlay District-2 to “D RIO-2” Downtown River Improvement Overlay District-2 on 0.203 acres out of NCB 441, 630 Broadway. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

8. **ZONING CASE NUMBER Z2008212:** A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District-2 to "D RIO-2" Downtown River Improvement Overlay District-2 on Lot 8 and the northeast 44.61 feet of Lot 7, Block 3, NCB 446, 702 Broadway.
(Council District 1)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
9. **ZONING CASE NUMBER Z2009016 S:** A request for a change in zoning from "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Check Cashing Facility on 0.040 acres out of NCB 14491, 9326 Southwest Loop 410. (Council District 4)
10. **ZONING CASE NUMBER Z2009019 CD:** A request for a change in zoning from "I-1 RIO-5" General Industrial River Improvement Overlay District-5 to "C-2 CD RIO-5" (CD- Auto Repair Facility) Commercial River Improvement Overlay District-5 with a Conditional Use for an Auto Repair Facility, on 0.14 acres out of Lot 1 and Lot 2, Block 3, NCB 7605, 4806 South Presa Street.
(Council District 3)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2009020:** A request for a change in zoning from "R-6" Residential Single Family District to "MH" Manufactured Home District on Lot 44, Block 4, NCB 15619, 5119 Hillburn Drive. (Council District 4)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2009021:** A request for a change in zoning from "C-2" Commercial District, "C-3" General Commercial District and "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District to "I-1" General Industrial District and "I-1 IH-1" General Industrial Northeast Gateway Corridor Overlay District on 3.696 acres out of NCB 15911, 11357 IH 35 North.
(Council District 10)
13. **Director's Report:** No issue to report.
14. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
15. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z2008193

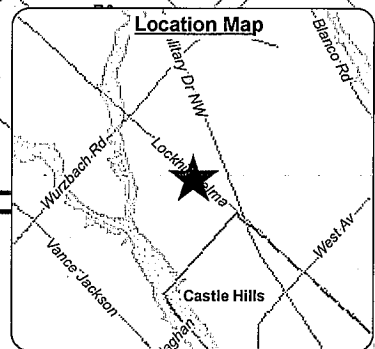
Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lots 1, 2, 3, 4, Block 1, NCB 11670

Legend

- Subject Property (3.432 acres)
- 200' Notification Buffer
- Current Zoning R20
- Requested Zoning Change (PUD R6)
- 100-Year FEMA Floodplain



CASE NO: Z2008193

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Zoning Commission continuance (Commissioner Request) from December 2, 2008.

Council District: 8

Ferguson Map: 549 F4

Applicant Name:

Owner Name:

Brown & Ortiz, P. C.

Ted and Jerelene Lee

Zoning Request: From "R-20" Residential Single-Family District to "PUD R-6" Planned Unit Development Residential Single-Family District.

Property Location: Lots 1, 2, 3, and 4, Block 1, NCB 11670

11327 Dreamland

11327 Dreamland

The west corner of Dreamland and Lockhill Selma Road

Proposal: To allow residential development

Neigh. Assoc. Whispering Oaks Neighborhood Association is within 200 feet.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Denial.

The subject property is located on the west corner of Dreamland and Lockhill-Selma Road, and is currently undeveloped. The subject property was annexed in 1968, and is approximately 3.432 acres in size. Upon annexation, the subject property was zoned "A" Single Family Residence District. In a 1991 City-initiated large-area rezoning case, the subject property was rezoned to "R-8" Large Lot Home District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-20" Residential Single-Family District. Surrounding zoning includes "R6 NCD-4" Residential Single-Family Whispering Oaks Neighborhood Conservation District to the northwest, "PUD MF-25" Planned Unit Development Multi-Family District to the north, "MF-33" Multi-Family District to the east, "R-6" Residential Single-Family District to the south, and "R-20" Residential Single-Family District to the southwest. Surrounding land uses include single-family homes to the northwest, west and south; undeveloped land to the north; and apartments to the east.

Staff finds the requested zoning to be inappropriate, as the allowed density would be out of character with the surrounding neighborhood. While much of the surrounding residential development is zoned "R-6", most lots are 10,000 square feet or larger. Large lots are a defining characteristic of single-family residential development in the area. The parcels along the northwest side of Dreamland were zoned specifically to preserve the large-lot development along that side of the street.

The current "R-20" zoning would allow development of up to 7 units on the subject property (approximately 2 units per acre). The requested "PUD R-6" zoning would allow development of approximately 17 units on the subject property (5 units per acre). If the requested zoning is approved, a PUD plan must be reviewed and approved by the Planning Commission prior to development of the site.

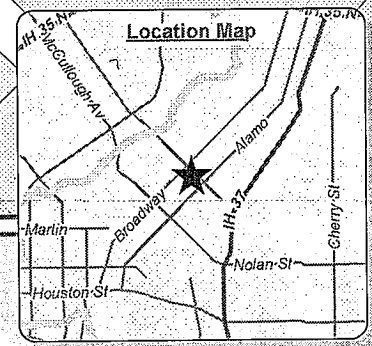
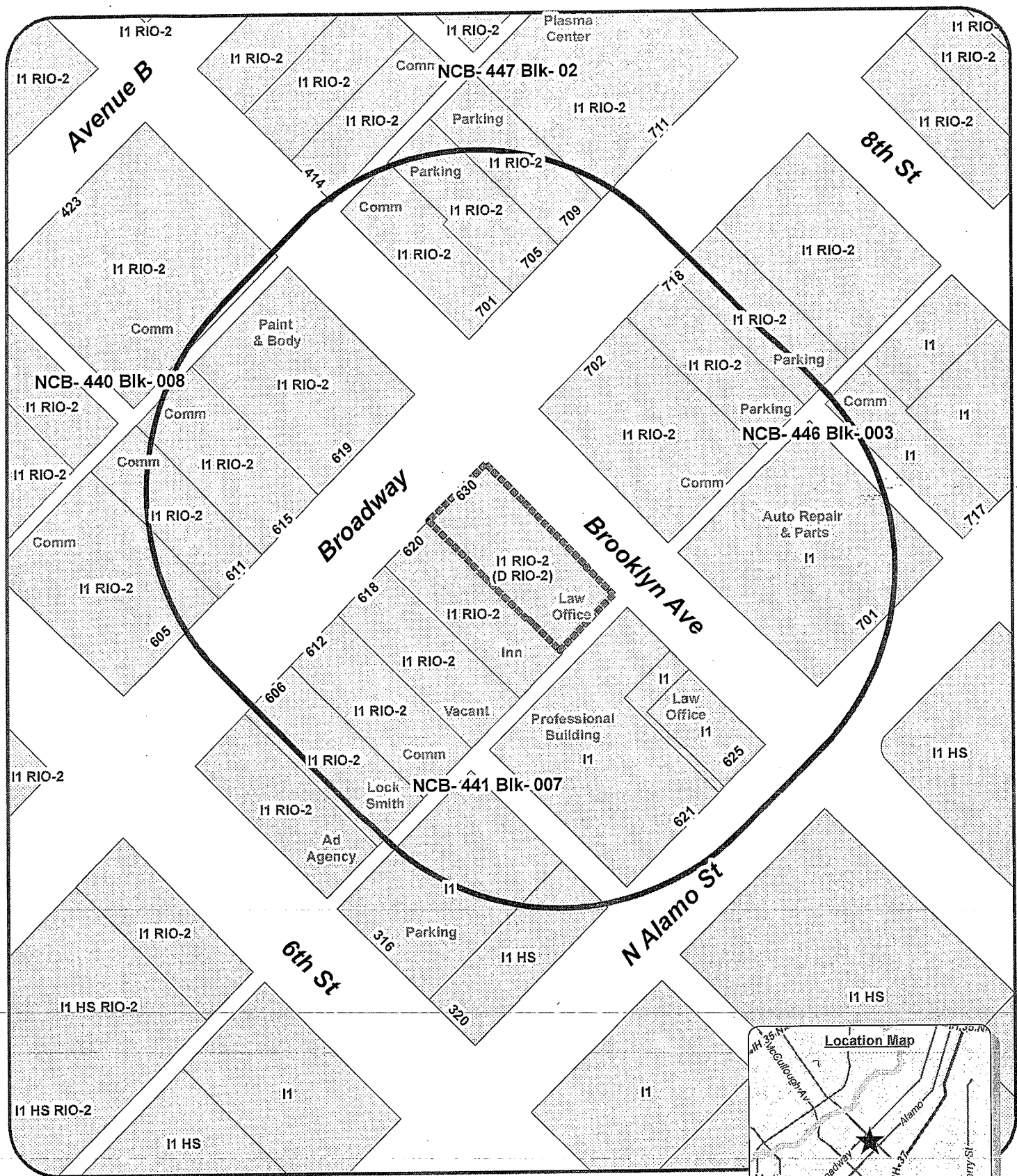
The PUD Planned Unit Development District is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan. The PUD Plan requirement is meant to protect adjacent properties and to encourage the

CASE NO: Z2008193

Final Staff Recommendation - Zoning Commission

preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; while also allowing for private streets and gated entrances for new subdivisions. Staff's objections to the requested zoning are based on the "R-6" base zone, not the "PUD" classification.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2008-211

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 6 and a portion of lot 5 Blk: 007 NCB: 441

Legend

Subject Property (0.203 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (6/24/2008)

CASE NO: Z2008211

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Council District: 1

Ferguson Map: 616 F4

Postponed by Applicant on July 10, 2008. Zoning Commission Continuance (Applicant Request) From 8/19/08, 9/16/08, 10/21/08, 11/4/08 and November 18, 2008

Applicant Name:
Gerardo Menchaca

Owner Name:
James Shaw and Kirsten Carabin

Zoning Request: From "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2.

Property Location: 0.203 acres out of NCB 441

630 Broadway

On the southeast corner of Broadway and Brooklyn Avenue

Proposal: To allow mixed use development

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed the requested rezoning and determined that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

The request is consistent with the existing Downtown Neighborhood Plan, which was adopted in 1999.

Staff Recommendation:

Denial

The subject property is located on the north side of Downtown along the east side of Broadway, on the southeast corner of Broadway and Brooklyn. A law office currently occupies the subject property. The property is adjacent to I-1 zoning to the east and I-1 RIO-2 zoning to the north, south, and west. The surrounding land uses consist of commercial uses to the south; parking lots and a car dealership to the north; commercial, office, and automotive repair uses to the east; and office, automotive paint and body, parking, and vacant uses to the west. The property directly north, located at 702 Broadway, is the subject of a current rezoning case (Z2008212). The base zoning of the subject property converted from the 1938 era "K" district to the current "I-1" district upon adoption of the 2001 UDC. The River Improvement Overlay-2 (RIO-2) district was applied to this property in 2002 by ordinance number 95908. The subject property also lies within the proposed River North Master Plan area where comprehensive efforts are currently underway to embrace this area with pedestrian friendly and mixed use features.

The "D" Downtown zoning district generally allows many retail, service, residential and mixed uses and has less restrictive development standards compared to other conventional zoning districts; of particular note is the unlimited height provision. The maximum height allowed within the "RIO-2" Overlay is 120 feet or 10 stories. Buildings surrounding the subject property are generally between 1 and 3 stories in height.

Staff believes that the requested zoning district is not appropriate for this location because:

CASE NO: Z2008211

Final Staff Recommendation - Zoning Commission

- A. the development standards of the "D" District would allow for development of a size and scale that would be inconsistent with the existing development in the surrounding neighborhood;
- B. the requested "D" District would not be consistent with the zoning of the surrounding area considering that some uses permitted in each district may not be compatible; and
- C. the City is making significant investments in the River North area. The pending River North Plan is intended to support those investments. Consideration should be given to the current planning efforts when considering rezoning the subject property.

CASE MANAGER : Leslie Zavala 207-0215

San Antonio River: Mission / Vision Statement

Within its city limits, the San Antonio River is 18 miles in length. In some respects, the River defines the city. One's experience of the River changes in different parts of the city. As large parts of the River are improved and adjacent development occurs, the River will change. The River Commission has adopted the following Mission and Vision statements to be used as a universal lens by which all future River-related decisions are viewed:

Vision Statement: The San Antonio River will be a fully linked linear park that unifies the city and serves as a community gathering place for all to enjoy. The River will have many special places and uses; some active, some quiet. Each will be unique, genuine, and vary by design.

Guiding Principles:

1. **Community Access:** Community access to the River and its public spaces should be provided and encouraged.
2. **Environment:** The public spaces of the River will celebrate the natural environment, where wildlife and aquatic species flourish. The public areas of the River will be protected from intrusive commercial activities which diminish the experience along the River corridor.
3. **Surrounding Land Uses/Development:** Development activity occurring along the banks will be in keeping with the unique character of the River at that location. Land uses will also be in keeping with the City Master Plan (Neighborhood and Community Plans). In all cases, development and activity along the banks will not damage the natural environment or ecology of the River or its public spaces, but will enhance the quality of the site and environment.
4. **Adjoining Buildings and Design:** Historical buildings and features along the River will be preserved to help tell the story of what the River has meant to San Antonio over the generations. Where development occurs, buildings will be unique, and incorporate design elements that celebrate the natural or built context of the River at that location.
5. **Private Enterprise:** Policies will encourage existing and new business development and regulate enterprises within these Guiding Principals and Vision.

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008211

Address: 630 Broadway

Existing Zoning: I-1 RIO-2

Requested Zoning: D RIO-2

Registered Neighborhood Association(s): n/a

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan

Future Land Use for the site: Mixed Use

Analysis:

Mixed Use land use provides for a mix of commercial, office and residential uses. The future land use map of the Downtown Neighborhood Plan designates the location of the subject property as being within the "Lower Broadway Neighborhood" which corresponds to district "B". This district promotes mid-to-high-rise mixed use buildings with some entertainment destinations. Mid-rise at 5-stories at a maximum density of 50 units per gross acre; no maximum density limit on high-rise development.

The requested Downtown zoning district has no height limitations and no maximum density. The RIO-2 Overlay district which includes the subject property, allows a maximum height of 120 ft, or 10 stories; however, the RIO ordinance also states that "building heights should be configured such that a comfortable human scale is established around the edges of properties." The "D" zoning category runs contrary to the intent of the RIO, current plans, and planning efforts underway in this area that promote development in support of a pedestrian-oriented environment.

Although the Downtown zoning is encouraged in the City's Business District, which includes the subject property, the current development pattern surrounding the subject parcel largely consists of one-story to mid-rise buildings utilized for industrial and commercial purposes. The Lower Broadway District in the Downtown Neighborhood Plan does address high-rise development however, it also encourages mid-to-high-rise mixed use buildings with a 5-story maximum density of 50 units per gross acre as well which would be more appropriate for this area. The proposed zoning is consistent with the "Mixed Use" future land use category however, given the current context and goals of past and current planning efforts, such development intensity and scale would be inappropriate.

The Downtown Neighborhood Plan was adopted in 1999. In 2007, an update to the River North portion of the plan was begun (which encompasses districts A, B, C, and R of the 1999 Plan). The objective of the "River North" plan is to spur revitalization of this area. Little revitalization has occurred in the River North portion since adoption of the Plan in 1999. The River North update has revisited the plan and is working with the public to create a new, implementable vision, for property owners in the area and the City as a whole.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternative Recommendation:

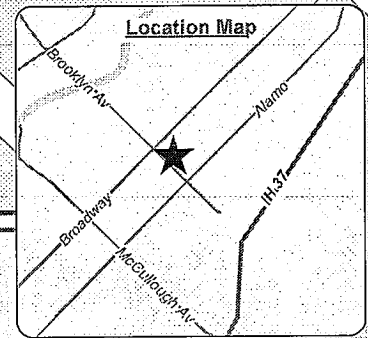
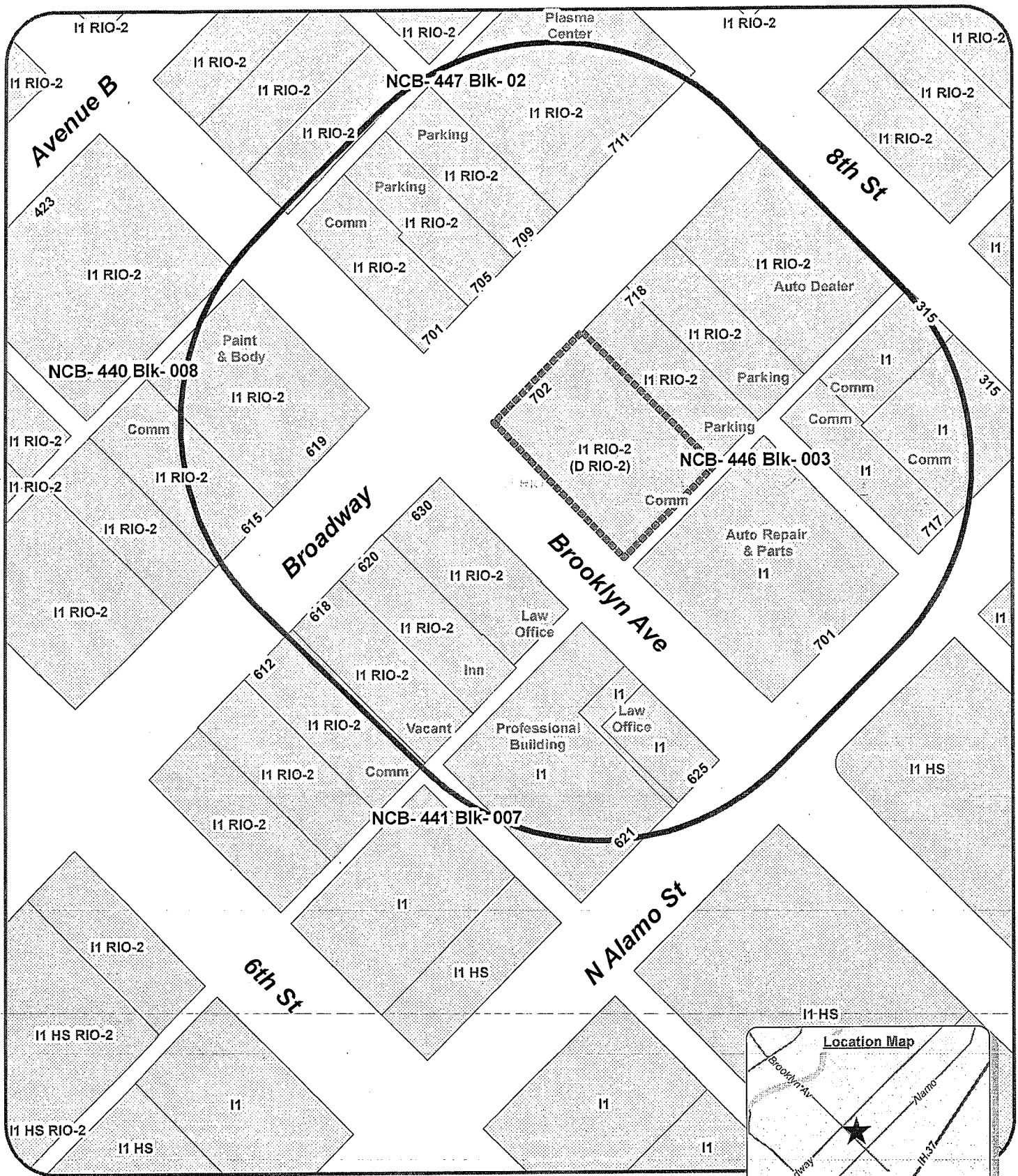
Reviewer: Andrea Gilles

Title: Senior Planner

Date: 7/2/2008

Manager Review: Nina Nixon-Mendez

Date: 7/3/2008



Zoning Case Notification Plan

Case Z-2008-212

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 8 and a portion of lot 7 Blk: 003 NCB: 446

Legend

Subject Property (0.3382 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (6/24/2008)

CASE NO: Z2008212

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Postponed by Applicant on July 10, 2008. Zoning Commission Continuance (Applicant Request) From 8/19/08, 9/16/08, 10/21/08, 11/4/08 and November 18, 2008

Council District: 1

Ferguson Map: 616 F4

Applicant Name:
Gerardo Menchaca

Owner Name:
James Shaw

Zoning Request: From "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2.

Property Location: Lot 8 and the northeast 44.61 feet of Lot 7, Block 3, NCB 446

702 Broadway

On the northeast corner of Broadway and Brooklyn Avenue

Proposal: To allow mixed use development

Neigh. Assoc. None

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed the requested rezoning and determined that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

The request is consistent with the existing Downtown Neighborhood Plan, which was adopted in 1999.

Staff Recommendation:

Denial

The subject property is located on the north side of Downtown along the east side of Broadway, on the northeast corner of Broadway and Brooklyn. A law office currently occupies the subject property. The property is adjacent to I-1 zoning to the east and I-1 RIO-2 zoning to the north, south, and west. The surrounding land uses consist of commercial uses to the south; parking lots and a car dealership to the north; commercial, office, and automotive repair uses to the east; and office, automotive paint and body, parking, and vacant uses to the west. The property directly south, located at 630 Broadway, is the subject of a current rezoning case (Z2008211). The base zoning of the subject property converted from the 1938 era "K" district to the current "I-1" district upon adoption of the 2001 UDC. The River Improvement Overlay-2 (RIO-2) district was applied to this property in 2002 by ordinance number 95908. The subject property also lies within the proposed River North Master Plan area where comprehensive efforts are currently underway to embrace this area with pedestrian friendly and mixed use features.

The "D" Downtown zoning district generally allows many retail, service, residential and mixed uses and has less restrictive development standards compared to other conventional zoning districts; of particular note is the unlimited height provision. The maximum height allowed within the "RIO-2" Overlay is 120 feet or 10 stories. Buildings surrounding the subject property are generally between 1 and 3 stories in height.

Staff believes that the requested zoning district is not appropriate for this location because:

CASE NO: Z2008212

Final Staff Recommendation - Zoning Commission

- A. the development standards of the "D" District would allow for development of a size and scale that would be inconsistent with the existing development in the surrounding neighborhood;
- B. the requested "D" District would not be consistent with the zoning of the surrounding area considering that some uses permitted in each district may not be compatible; and
- C. the City is making significant investments in the River North area. The pending River North Plan is intended to support those investments. Consideration should be given to the current planning efforts when considering rezoning the subject property.

CASE MANAGER : Leslie Zavala 207-0215

San Antonio River: Mission / Vision Statement

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5. **Private Enterprise:** Policies will encourage existing and new business development and regulate enterprises within these Guiding Principals and Vision.

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008212

Address: 702 Broadway

Existing Zoning: I-1 RIO-2

Requested Zoning: D RIO-2

Registered Neighborhood Association(s): n/a

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan

Future Land Use for the site: Mixed Use

Analysis:

Mixed Use land use provides for a mix of commercial, office and residential uses. The future land use map of the Downtown Neighborhood Plan designates the location of the subject property as being within the "Lower Broadway Neighborhood" which corresponds to district "B". This district promotes mid-to-high-rise mixed use buildings with some entertainment destinations. Mid-rise at 5-stories at a maximum density of 50 units per gross acre; no maximum density limit on high-rise development.

The requested Downtown zoning district has no height limitations and no maximum density. The RIO-2 Overlay district which includes the subject property, allows a maximum height of 120 ft, or 10 stories; however, the RIO ordinance also states that "building heights should be configured such that a comfortable human scale is established around the edges of properties." The "D" zoning category runs contrary to the intent of the RIO, current plans, and planning efforts underway in this area that promote development in support of a pedestrian-oriented environment.

Although the Downtown zoning is encouraged in the City's Business District, which includes the subject property, the current development pattern surrounding the subject parcel largely consists of one-story to mid-rise buildings utilized for industrial and commercial purposes. The Lower Broadway District in the Downtown Neighborhood Plan does address high-rise development, however, it also encourages mid-to-high-rise mixed use buildings with a 5-story maximum density of 50 units per gross acre as well which, would be more appropriate for this area. The proposed zoning is consistent with the "Mixed Use" future land use category however, given the current context and goals of past and current planning efforts, such development intensity and scale would be inappropriate.

The Downtown Neighborhood Plan was adopted in 1999. In 2007, an update to the River North portion of the plan was begun (which encompasses districts A, B, C, and R of the 1999 Plan). The objective of the "River North" plan is to spur revitalization of this area. Little revitalization has occurred in the River North portion since adoption of the Plan in 1999. The River North update has revisited the plan and is working with the public to create a new, implementable vision, for property owners in the area and the City as a whole.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternative Recommendation:

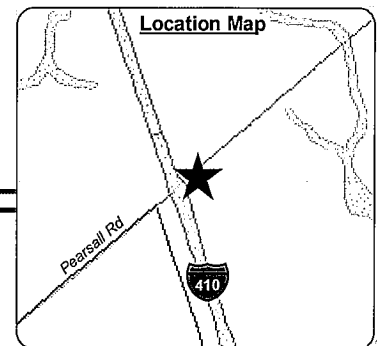
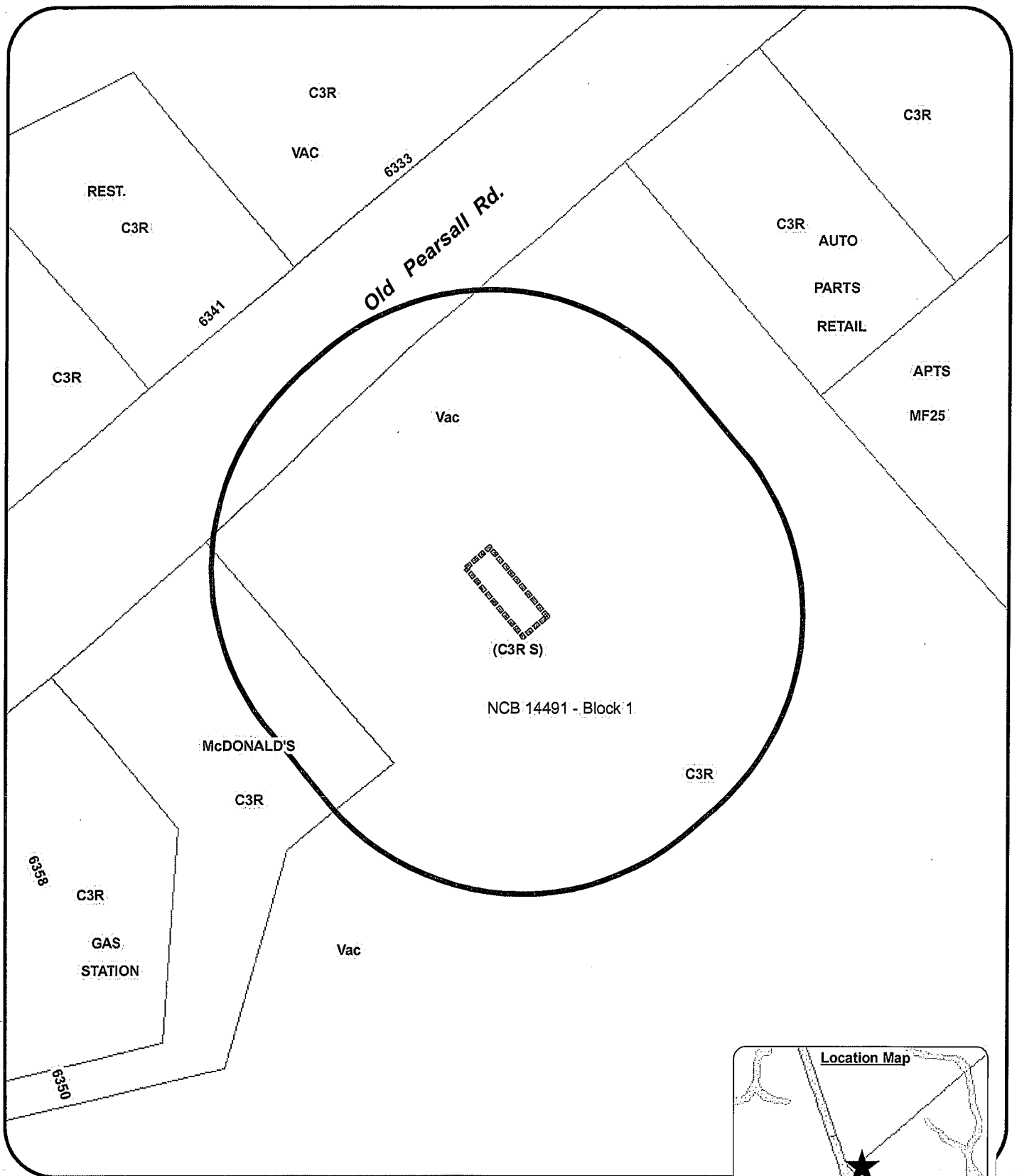
Reviewer: Andrea Gilles

Title: Senior Planner

Date: 7/2/2008

Manager Review: Nina Nixon-Mendez

Date: 7/3/2008



Zoning Case Notification Plan




Case Z2009-016 S

Council District 4

Scale: 1" approx. = 100'

Subject Property Legal Description(s): 0.040 acres out of NCB 14491

Legend

- Subject Property  (0.040 acres)
- 200' Notification Buffer 
- Current Zoning **C3R**
- Requested Zoning Change **(C3R S)**
- 100-Year FEMA Floodplain 

City of San Antonio
Planning - Development Services Dept.
11/17/2008
D. E. Castillo

CASE NO: Z2009016 S

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Council District: 4

Ferguson Map: 680 A2

Applicant Name:

Owner Name:

Kaufman & Killen, Inc.

Mohammed D. Al-Rafati

Zoning Request: From "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-3R S" General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Check Cashing Facility.

Property Location: 0.040 acres out of NCB 14491

9326 Southwest Loop 410

Southeast of the intersection of Old Pearsall Road and Southwest Loop 410

Proposal: To allow a check cashing facility.

Neigh. Assoc. Southwest Community Association

Neigh. Plan United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zoning district. The United Southwest Community Plan calls for Regional Commercial land use for the subject property.

Approval

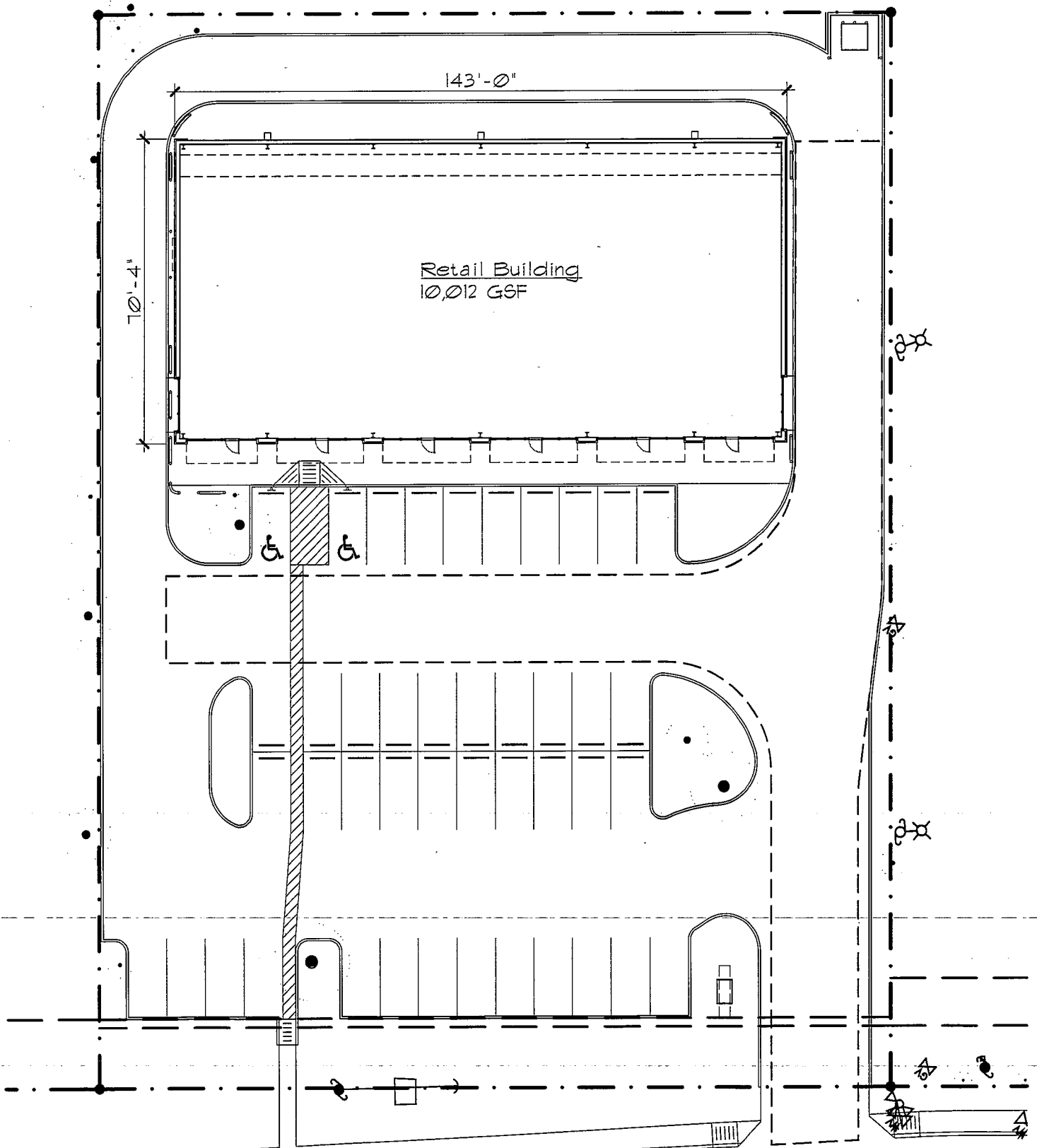
The subject property consists of undeveloped land with frontage on Old Pearsall Road (a Secondary Arterial "Type A" street). The property is adjacent to C-3 zoning to the north, south and west and C-3 and MF-25 zoning to the east. The surrounding land uses consist of restaurants and undeveloped land to the north; a restaurant and a gas station to the west; an auto parts retail store and apartments to the east and undeveloped land to the south. The property to the east was the subject of rezoning case (Z2002268) in which the applicant was granted a zoning change from C-3 R General Commercial District, Restrictive Alcohol Sales to MF-25 Multi-Family District.

The applicant is requesting a zoning change to allow a check cashing facility, which requires a Specific Use Authorization in C-3 zoning districts. The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Staff finds the request for a Specific Use Authorization to be appropriate given the subject property's location along a major arterial, and the prevalence of commercial zoning and uses to the north, south and west. The subject property is bound by existing commercial zoning to the west and south making commercial development of the property suitable. Therefore, the requested Specific Use Authorization would not be out of character with the neighboring properties.

CASE MANAGER : Brenda Valadez 207-7945

Z2009016



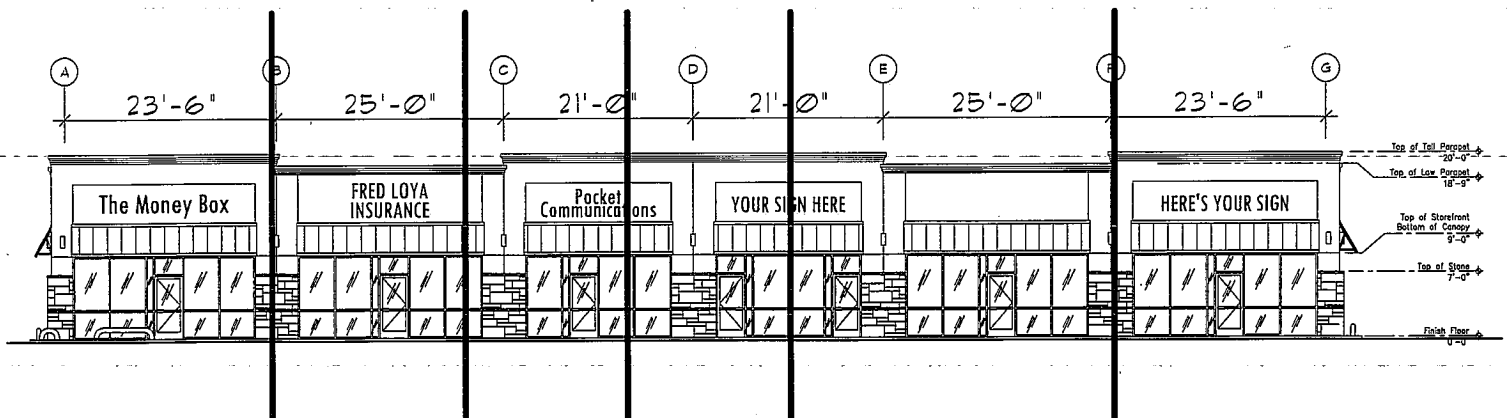
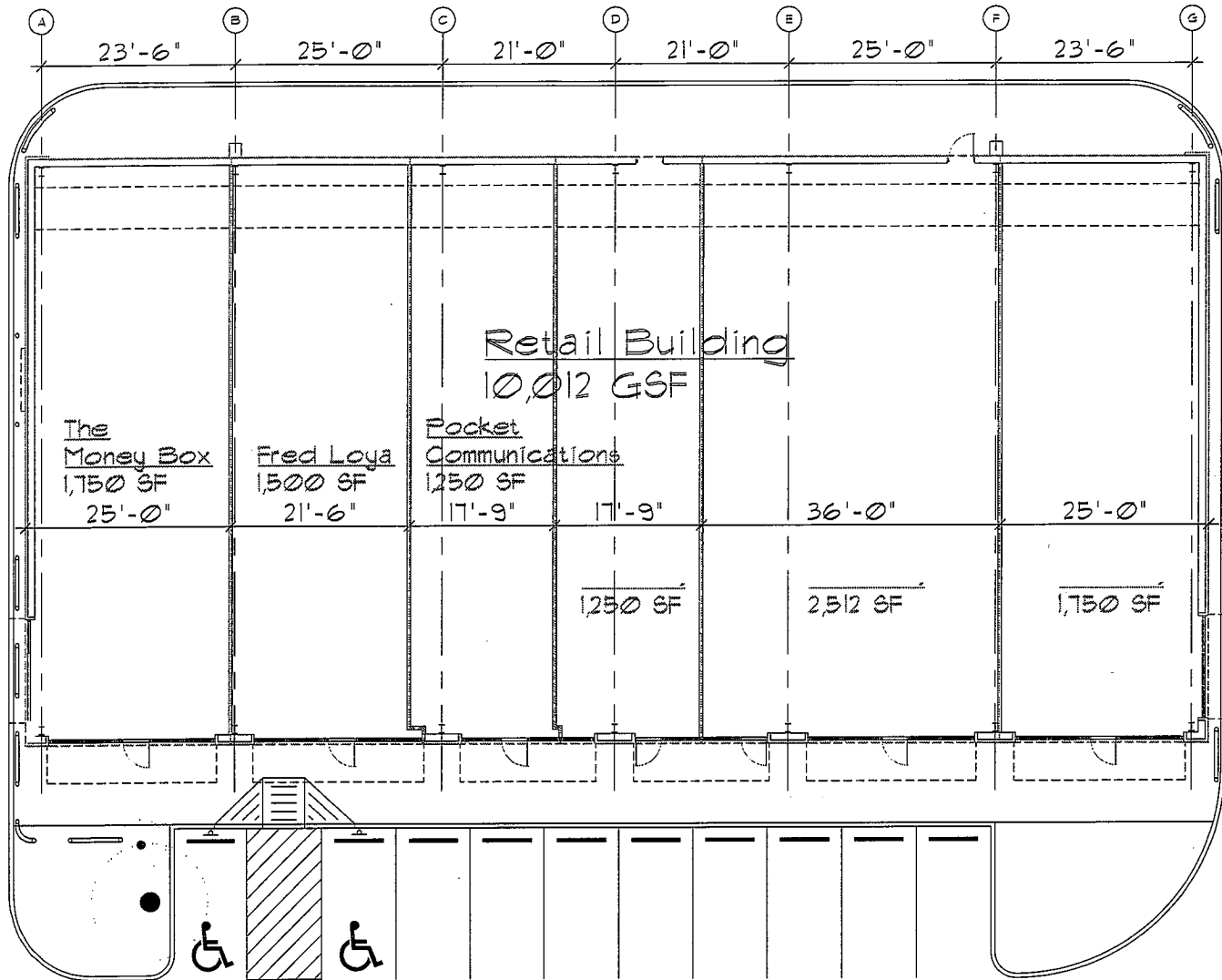
Old Pearsall Rd. Building
San Antonio, TX
Site Plan

30' x 1'-0"



July 31, 2008
FRHR GROSSMAN COX
Architects, Inc.
7400 Florida, Suite 200, San Antonio, Texas 78251
210.729.0001 Fax 210.729.0002

Not for construction, regulatory approval or permitting.



Alternate Option/ REV. 21Aug08

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009016 S

Address: 9326 SW Loop 410

Existing Zoning: C-3R

Requested Zoning: C-3R S Check Cashing Facility

Registered Neighborhood Association(s): Southwest Neighborhood Association

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Regional Commercial

Analysis:

The subject tract of land is approximately 0.040-acres located at 9326 SW Loop 410. The applicant is seeking a zoning change from C-3R to C-3R S to develop a check cashing facility. The subject property is located within the United Southwest Communities plan, just northeast of the SW Loop 410 Access Road and Old Pearsall Road intersection.

The site of the proposed request is designated Regional Commercial within the Community Land Use Plan. Furthermore, the site is part of a Regional Commercial node that encircles the SW Loop 410 and Old Pearsall Road intersection. Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses.

A commercial land use of this type is appropriate within a Regional Commercial node. The request is consistent with the Community Land Use Plan.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

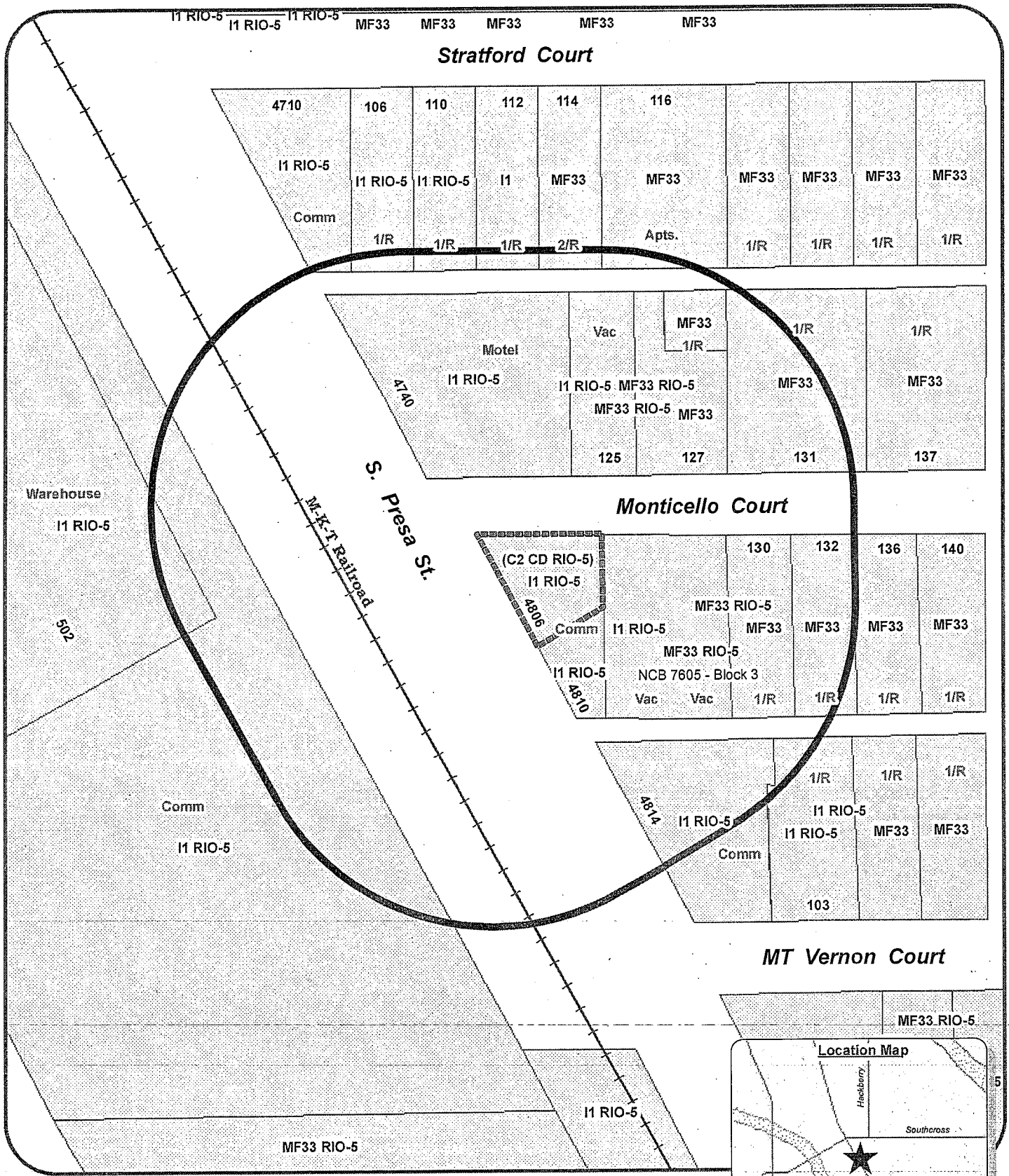
Reviewer: Andrea Gilles

Title: Sr. Management Analyst

Date: 12/04/08

Manager Review: Nina Nixon-Mendez

Date: 12/05/08



Zoning Case Notification Plan

Case Z2009-019 CD

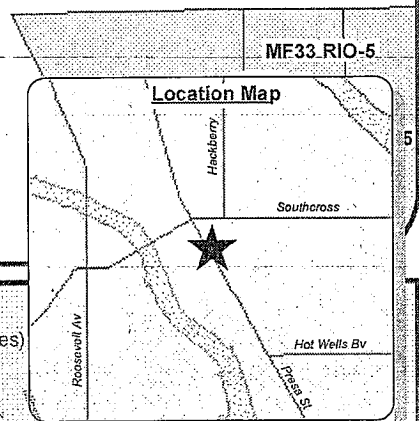
Council District 3

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot N irr 50ft of 2 & N irr 55.3 ft of 1 NCB 7605 Blk 3

Legend

- Subject Property (0.1291 acres)
- 200' Notification Buffer
- Current Zoning I1 RIO-5
- Requested Zoning Change (C2 CD RIO-5)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
11/13/2008
D. E. Castillo

CASE NO: Z2009019 CD

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Council District: 3

Ferguson Map: 651 B4

Applicant Name:

Pedro L. Flores and Minerva Flores

Owner Name:

Pedro L. Flores and Minerva Flores

Zoning Request: From "I-1 RIO-5" General Industrial River Improvement Overlay District-5 to "C-2 CD RIO-5" (CD- Auto Repair Facility) Commercial River Improvement Overlay District-5 with a Conditional Use for an Auto Repair Facility.

Property Location: 0.14 acres out of Lot 1 and Lot 2, Block 3, NCB 7605

4806 South Presa Street

On the southeast corner of South Presa Street and Monticello Court

Proposal: To allow for an auto repair facility

Neigh. Assoc. Hot Wells Neighborhood Association and Mission San Jose Neighborhood Association within 200 feet

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

River Commission Recommendation:

Since the subject property lies within the River Improvement Overlay District, the San Antonio River Commission is authorized to make a recommendation to the Zoning Commission if it so chooses. The Chairman of the River Commission reviewed the requested rezoning and determined that review by the River Commission was not needed at this time, however the River Commission may review the project at the plan review or permit stage.

Consistency with Plan:

The request is consistent with the existing South Central San Antonio Community Plan. The future land use in the South Central San Antonio Community Plan designates this property as mixed use. Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. The South Central Plan goals are to reduce the number of tire stores and auto repair shops along commercial corridors.

Denial

The subject property was annexed in August of 1944 and totals approximately .14 acres. There is an existing commercial structure on the property, which measures approximately 1,632 square feet and was constructed in 1949. Upon adoption of the 2001 Unified Development Code, the existing "I-1" General Industrial District converted from the previous 1938 "J" Commercial District. The River Improvement Overlay District was added by City Council on February 21, 2002. The "I-1" base zoning classification does not allow an auto repair facility by right. The property had previously been utilized as an auto repair facility for many years and the owner of the auto repair facility was rendered nonconforming as a result of a city-initiated rezoning in 2001. Discontinuation of a nonconforming use for a period of twelve (12) months shall terminate the right to operate the nonconforming use. The owner is requesting a zoning change to re-use the vacant commercial building for auto repair.

"I-1 RIO-5" General Industrial River Improvement Overlay District zoning currently exists to the north across Monticello Court as well as to the east and south of the subject property. Property to the west across South Presa Street is zoned "I-1 RIO-5" General Industrial River Improvement Overlay District. Land uses

CASE NO: Z2009019 CD

Final Staff Recommendation - Zoning Commission

immediately adjacent to the subject property consist of vacant land to the east and a vacant commercial building to the south. Most of the properties in the immediate area are zoned industrial and are occupied by commercial uses.

Staff believes that the existing "I-1 RIO-5" zoning classification is not compatible with the commercial character of South Presa Street and that the subject property is unlikely to be utilized for industrial uses. The proposed "C-2 CD RIO-5" is consistent with the zoning and use pattern of the area and conforms to the general development pattern of South Presa Street. The requested "C-2 CD" zoning is a downzoning from the existing "I-1" industrial zoning district however, the South Central Plan goals are to reduce the number of tire stores and auto repair shops along commercial corridors. While the proposed re-use of the existing vacant building would be a substantial improvement to the current conditions of the neighborhood, the requested conditional use for auto repair does not comply with the plan goals.

Should the Zoning Commission move to recommend approval of "C-2 CD RIO-5," the following conditions are recommended:

1. The outside storage of disabled vehicles and/or discarded automobile parts and supplies is not allowed.
2. All vehicles located on the subject property must be currently licensed.
3. No storage of junk vehicles shall be allowed.
4. No vehicles shall be kept on premise for more than 30 days.
5. All on-site lighting shall be directed onto the site using 90 degree or less cut-off fixtures.
6. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m.

CASE MANAGER : Pedro Vega 207-7980

San Antonio River: Mission / Vision Statement

Within its city limits, the San Antonio River is 18 miles in length. In some respects, the River defines the city. One's experience of the River changes in different parts of the city. As large parts of the River are improved and adjacent development occurs, the River will change. The River Commission has adopted the following Mission and Vision statements to be used as a universal lens by which all future River-related decisions are viewed:

Vision Statement: The San Antonio River will be a fully linked linear park that unifies the city and serves as a community gathering place for all to enjoy. The River will have many special places and uses; some active, some quiet. Each will be unique, genuine, and vary by design.

Guiding Principles:

1. **Community Access:** Community access to the River and its public spaces should be provided and encouraged.
2. **Environment:** The public spaces of the River will celebrate the natural environment, where wildlife and aquatic species flourish. The public areas of the River will be protected from intrusive commercial activities which diminish the experience along the River corridor.
3. **Surrounding Land Uses/Development:** Development activity occurring along the banks will be in keeping with the unique character of the River at that location. Land uses will also be in keeping with the City Master Plan (Neighborhood and Community Plans). In all cases, development and activity along the banks will not damage the natural environment or ecology of the River or its public spaces, but will enhance the quality of the site and environment.
4. **Adjoining Buildings and Design:** Historical buildings and features along the River will be preserved to help tell the story of what the River has meant to San Antonio over the generations. Where development occurs, buildings will be unique, and incorporate design elements that celebrate the natural or built context of the River at that location.
5. **Private Enterprise:** Policies will encourage existing and new business development and regulate enterprises within these Guiding Principles and Vision.

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009019

Address: 4806 South Presa

Existing Zoning: I-1 RIO-05

Requested Zoning: C2 CD Auto Repair RIO-5

Registered Neighborhood Association(s): Hot Wells Neighborhood Association

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

Future Land Use for the site:

Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments and high-density residential uses. By indicating that an area is a candidate for mixed-use development, the community is calling for an overall development plan that includes a mix of uses within the development. This use is found throughout the community corridors.

Analysis:

The applicant is seeking a C-2 Commercial district zoning designation to operate an auto repair/ tire shop. C-2 Commercial districts are intended to accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic. These districts prohibit outdoor storage or display of goods except for outdoor dining.

The proposed site is located at 4806 South Presa Street. Properties to the north, west, and south are single family. To the north and east are mixed use. The subject parcel is also located within the South Presa Corridor.

The future land use is mixed use as described above. The C-2 Commercial district designation is consistent with mixed use. The South Central San Antonio Community Plan, explicitly states the following supporting mixed use development: "Mixed uses are desired along the corridors South Presa Street" (P5), "A mix of commercial/office uses is envisioned along South Presa... to serve adjacent residential areas" (P18) and "The mixed use area would provide for all residential densities" (P18). The plan also identifies the recommended base zoning district compatible with mixed use development as all commercial districts except C-3.

Staff recommends denial. Although the plan supports mixed use development, it also discourages certain types of development. The South Central Plan desires to "Reduce the number of tire stores and auto repair shops along commercial corridors".

☒ Request conforms to Land Use Plan ☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments:

None

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

Reviewer: Loretta N. Olson

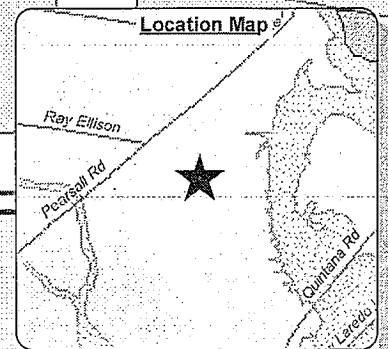
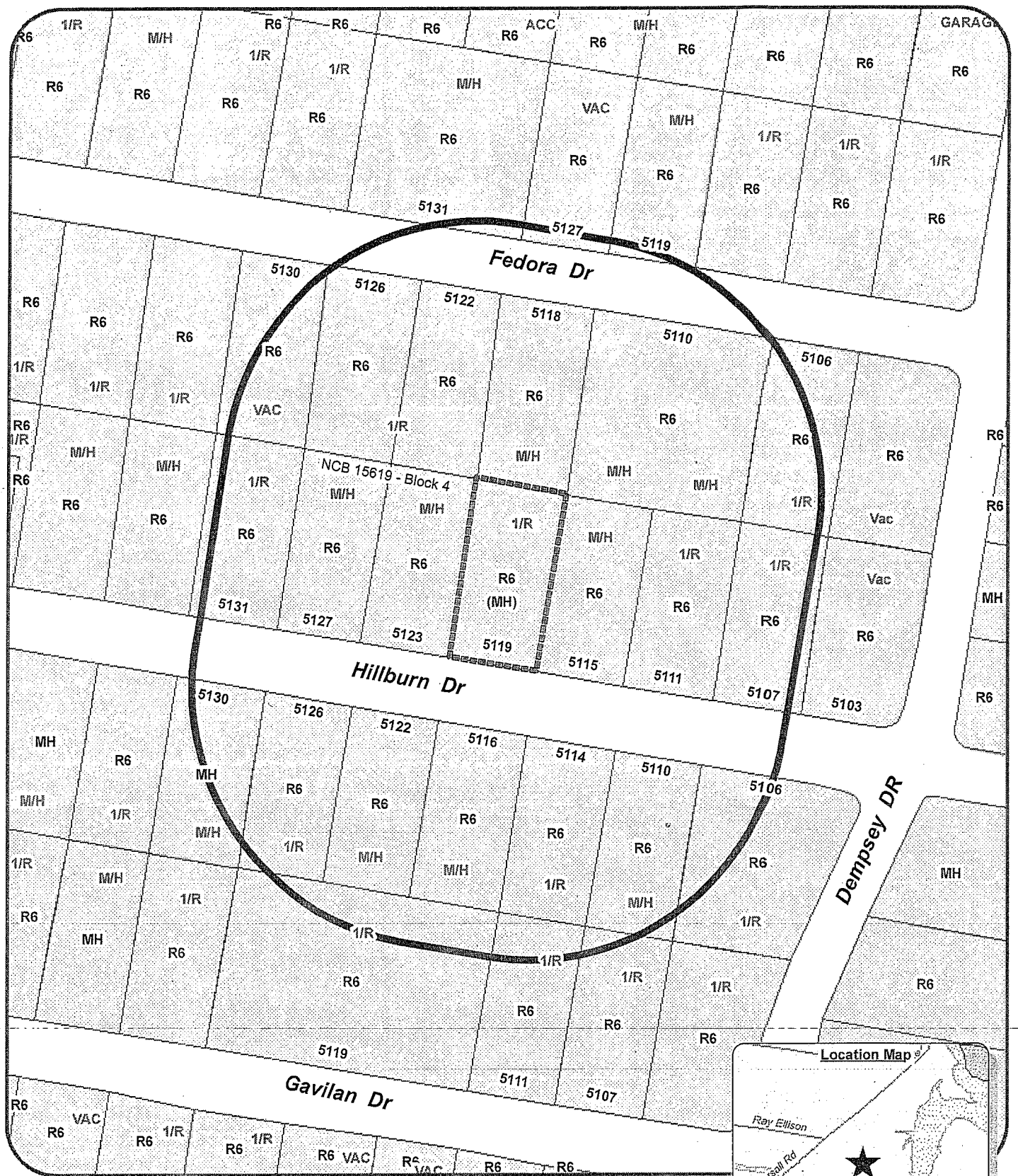
Title: Senior Planner

Date: 11/18/08

Manager Review: Nina Nixon-Mendez

Date: 11/21/08

11/06/08



Zoning Case Notification Plan

Case Z2009-020

Council District 4

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 44, NCB 15619, Block 4

Legend

- Subject Property (2169 acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (MH)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
11/24/2008
D. E. Castillo

CASE NO: Z2009020

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Council District: 4

Ferguson Map: 648 D8

Applicant Name:

Aurora D. Hale

Owner Name:

Aurora D. Hale

Zoning Request: From "R-6" Residential Single Family District to "MH" Manufactured Home District.

Property Location: Lot 44, Block 4, NCB 15619

5119 Hillburn Drive

On the northeast side of Hillburn Drive, northwest of Dempsey Drive

Proposal: To allow for a manufactured home

Neigh. Assoc. Southwest Community Association

Neigh. Plan United Southwest Communities Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Consistent

The request is consistent with the existing United Southwest Communities Plan. The future land use in the United Southwest Communities Plan designates this property as Low Density Residential. A manufactured home on an individual lot is considered a low density residential use for the purpose of the land use plan.

Approval

The proposed site is located in southwest San Antonio along Hillburn Drive, a local access street in an older, well established neighborhood. The surrounding zoning consists of "R-6" Residential Single-Family District to the east, north, west and across Hillburn Drive to the south. Over the years the immediate surrounding property developed with manufactured homes occupying what are now "R-6" zoned lots. The site is bound by single-family dwellings, manufactured homes and vacant lots. The project site was annexed into the City of San Antonio in December of 1972 and totals approximately 0.2169 acres. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

The applicant is seeking a zoning change in order to allow a new 1,492 square-foot manufactured home on the subject property. The project site is within the Southwest Community Association (SWCA) and the United Southwest Communities Plan. Mobile homes and manufactured homes have occupied this area since 1959. The proposed "MH" Manufactured Housing District is appropriate for the site since there is an existing mix of residential housing types, including manufactured homes, in the general area. The MH districts are intended to provide suitable locations for HUD-code manufactured homes on individual lots.

HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units

CASE NO: Z2009020

Final Staff Recommendation - Zoning Commission

must also have covered front and rear entries, and site built steps and porches. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009020

Address: 5119 Hillburn Dr.

Existing Zoning: R-6

Requested Zoning: M-H

Registered Neighborhood Association(s): Southwest Neighborhood Association

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Low Density Residential

Analysis:

The subject property is approximately .2169 acres and is located five parcels to the east of Dempsey Rd; there are manufactured homes directly to the east, south, and west of the property. The applicant is seeking a zoning change from R-6 to M-H in order to place a manufactured home on the property.

The future land use in the United Southwest Communities Plan designates this property as Low Density Residential. The United Southwest Community Plan also designates the properties to the north, south, east, west, and the surrounding area as Low Density Residential.

The second goal in the United Southwest Communities Plan is Housing, the goal states, "Encourage the development of new housing that is compatible with the community." Action Step 2.1.2 in the United Southwest Communities Plan states that they want to "Discourage mobile homes that are more than eight years old from locating within the community through building code and zoning enforcement." However, the plan continues to state that, "A manufactured home on an individual lot is considered a low density residential use for the purpose of the land use plan." A manufactured home is described as a "HUD-code structure set on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. These are sometimes referred to as a 'double wide.' The term manufactured home does not include a recreational vehicle."

Other Comments:

Request does comply with the United Southwest Communities Plan. The applicant stated they were removing an existing 1975 mobile home and will replace it with a 2009 Fleetwood double wide which meets all HUD regulations. Removing and replacing a manufactured home on this lot will meet the requirements stated in Action Step 2.1.2.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

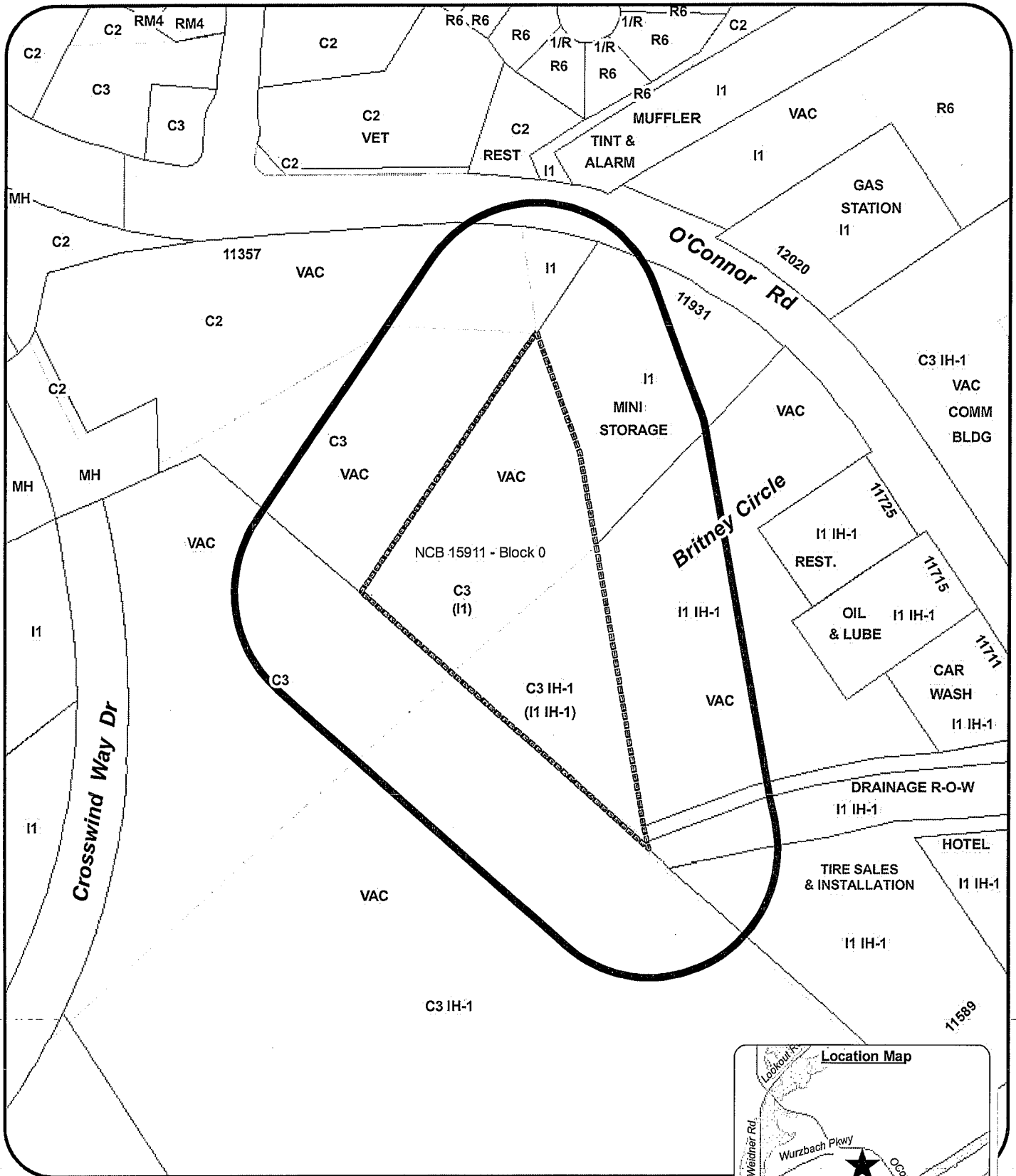
Reviewer: Sidra Maldonado

Title: Planner

Date: 11/20/08

Manager Review: Nina Nixon-Mendez

Date: 11/21/08



Zoning Case Notification Plan

Case Z2009021

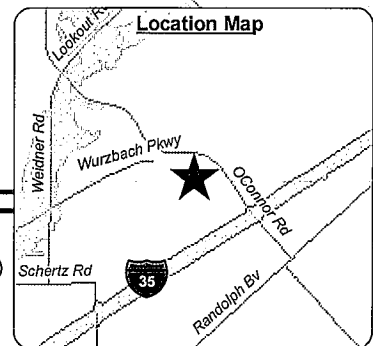
Council District 10

Scale: 1" approx. = 200'

Subject Property Legal Description(s): 3.696 acres out of NCB 15911

Legend

- Subject Property (3.696 acres)
- 200' Notification Buffer
- Current Zoning C2, C3 and C3 IH-1
- Requested Zoning Change (I1) and (I1 IH-1)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
11/24/2008
D. E. Castillo

CASE NO: Z2009021

Final Staff Recommendation - Zoning Commission

Date: December 16, 2008

Council District: 10

Ferguson Map: 553 B3

Applicant Name:

Kaufman & Killen, Inc.

Owner Name:

Rockport Family Partnership, Ltd., Attn: Darren Casey

Zoning Request: From "C-2" Commercial District, "C-3" General Commercial District and "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District to "I-1" General Industrial District and "I-1 IH-1" General Industrial Northeast Gateway Corridor Overlay District.

Property Location: 3.696 acres out of NCB 15911

11357 IH 35 North

Located at the end of Britney Circle, northwest of the intersection of IH-35 North and O'Connor Road

Proposal: To allow warehousing and printing press facilities

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Approval.

The subject property is located at the end of Britney Circle, within the block generally bound by Interstate 35 to the south, O'Connor Road to the east and north, and Crosswinds Way and Tech Com Road to the west. The subject property was annexed in 1972, per ordinance 41430, and consists of 3.696 acres of undeveloped land. Upon annexation, the subject property was zoned "R-1" Single Family Residence District. In 1979, the property was rezoned to "B-2" Business District and "B-3" Business District; which, upon the adoption of the 2001 Unified Development Code, converted to "C-2" Commercial District and "C-3" General Commercial District, respectively. In a 2004 City-initiated rezoning case, the "IH-1" Northeast Gateway Corridor Overlay District was applied to the southern portion of the subject property. Surrounding zoning includes a mix of "I-1" General Industrial District and "I-1 IH-1" General Industrial Northeast Gateway Corridor Overlay District to the northeast, east, and southeast; "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District to the south, southwest, and west; with "C-2" and "C-3" to the northwest. Additionally, "MH" Manufactured Housing District and "I-1" exist farther to the west, along with "R-6" Residential Single-Family District farther to the north and northeast. Abutting land uses include undeveloped land on all sides, with the exception of a mini-storage facility to the northwest. Other surrounding land uses include a hotel, restaurants, a vacant commercial/retail facility, gas stations, and automotive related commercial uses to the east and southeast; and a veterinary clinic, restaurant, muffler repair shop, and single-family homes to the north.

The applicant requests a zoning change in order to allow industrial warehousing and printing facilities. Staff finds the requested zoning to be appropriate, given the surrounding zoning and land uses, as well as the subject property's location and configuration. The subject property is effectively landlocked, surrounded by existing industrial and intense commercial zoning. The property is accessible only from Britney Circle, a newly-constructed roadway that intersects O'Connor Road east of the subject property. O'Connor Road and

CASE NO: Z2009021

Final Staff Recommendation - Zoning Commission

Crosswinds Way are identified as Super Arterial "Type A" and Secondary Arterial "Type A" thoroughfares, respectively. Staff finds the requested zoning and uses to be appropriate because of the insulated nature of the subject property. Additionally, the remaining commercial zoning, and existing commercial uses along Crosswinds Way, O'Connor Road, and Interstate 35 create a suitable buffer that further isolates the subject property from any lower-intensity commercial or residential uses in the vicinity.

CASE MANAGER : Micah Diaz 207-5876